280/७१८/२०
१५/६/०९

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम,१९६६
बृहन्मुंबई विकास नियंत्रण नियमावलीतील नियम क्र.३६ व ६८
मध्ये करावयाच्या फेरबदलाबाबतची अधिसूचना.

महाराष्ट्र शासन,
नगर विकास विभाग,
शासन अधिसूचना क्रमांक: टिपीबी-४३०८/५०७/प्र.क्र.७६/२००८/नवि-११
मंत्रालय, मुंबई : ४०० ०३२, दिनांक : १२ ऑगस्ट,२००९.

शासन निर्णय:- सोबतची अधिसूचना राज्य शासनाच्या साधारण राजपत्रात प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

(राजेंद्र हाबळे)
अवर सचिव, महाराष्ट्र शासन.

प्रति,
महापालिका आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई.
संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
उपसंचालक, नगर रचना, बृहन्मुंबई, मुंबई.
उप सचिव, नगर रचना, नगर विकास विभाग, मंत्रालय, मुंबई.
प्रमुख अभियंता (वि.नि.), बृहन्मुंबई महानगरपालिका मुंबई.
व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.
(त्यांना विनंती करण्यांत येते की, सोबतची अधिसूचना महाराष्ट्र शासनाचे साधारण राजपत्रात भाग-१ मध्ये प्रसिध्द करण्यात येवून त्याच्या प्रत्येकी ३५ प्रती नगर विकास विभाग, (नवि-११), मंत्रालय, मुबई-३२ व उप संचालक, नगर रचना, बृहन्मुंबई, मुंबई यांना पाठविण्यांत याव्यात.)
कक्ष अधिकारी (संगणक कक्ष) (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई ४०० ०३२.
(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रदर्शित करण्याबाबत आवश्यक ती कार्यवाही करावी)
निवडनस्ती (नवि-११).
सेक्शन ३७ फाईल.

Maharashtra Regional & Town Planning Act, 1966.

Modification to Regulation 36 & 68 of DCR for Gr. Mumbai under section 37(2)

GOVERNMENT OF MAHARASHTRA
Urban Development Department.
Mantralaya, Mumabi 400 032.
Dated 12th August, 2009.

NOTIFICATION

No. TPB 4308/507/CR-76/2008/UD-11:

Whereas Government in Urban Development Department vide Notification No. DCR 1090/UD-11(RDP) dated 20th February, 1991 has sanctioned the Development Control Regulations for Greater Mumbai, 1991 (hereinafter referred to as "the said Regulations") to come into force with effect from 25th March, 1991.

And whereas, Table 15 contained in Regulation 36 of the said regulations prescribes Parking Spaces required for proposed development. Also Regulation No.68 of the said regulations permits the underground parking & shopping and/or offices below lands reserved for Recreation Ground/Play Ground/Gardens, Parks & Open Spaces.

And whereas, the Municipal Corporation of Gr. Mumbai (hereinafter referred to as "the said Corporation") has vide its letter dated 1/3/2008 and 26/3/08 has requested Govt. to revise the parking norms envisaging nearby double parking space of the existing parking norms. The said Corporation has further requested that due to commercial and business offices in City area, there is non availability of parking spaces and to overcome, this shortage the parking can be proposed below Cross Maidan and therefore requested to issue the suitable directions to modify the provision of the said regulation under section 154 of the said Act.

And whereas, Govt. felt that the parking requirements as enlisted in Table No.15 of Regulation 36 are insufficient to meet the enhanced requirement at present & future and therefore it is required to amend the provision of Regulation 36 (Table No.15) and 68 of the said Regulation (hereinafter referred to as "the said proposed modification) and the said proposed modification is in the interest of public.

And whereas, in view of the facts and circumstances mentioned above and in exercise of the powers contained in sub-section (1AA) of section 37 of the said Act, Government had issued the notice of even no. dated 5/9/2008 (hereinafter referred to as "the said Notice") regarding the said proposed modification, for inviting suggestions/objections from any person with respect to the said modification.

And whereas, the said notice was published in the Government Gazette (Ordinary) dated 13/11/2008 and in the news paper namely The Asian Age (English) dated 25/9/08.

And whereas, as per the said notice Government had appointed Deputy Director of Town Planning Gr. Mumbai as an officer under section 162 of the said act (hereinafter referred to as "the said officer") to scrutinize any suggestions/objections received and to grant hearing to the persons submitting suggestions/objections including say of the Municipal Corporation of Gr. Mumbai (hereinafter referred to as "the said Corporation") and to submit his report to the Government regarding the said modification.

And whereas, accordingly the said officer has submitted his report vide letter No. DDTP/Br.Mumbai/section 37(1AA)/DCR No. 36 & 68 /387 dated 3/2/09 to the Government (hereinafter referred to as "the said Report"). He has recommended to sanction the said modification with some changes considering the suggestions/objections received from the general public.

And whereas, after consulting Director of Town Planning, Maharashtra State, Government is of opinion that the said modification should be sanctioned with some changes.

Now therefore, in exercise of the powers vested under section 37(2) of the said Act, Government hereby sanction the said modification with certain changes:-

MODIFICATION

a) Sanctions the said modification proposal as described in the Schedule attached herewith;

b) Fixes the date of publication of this Notification in the official gazette as the date of coming into force of these modification;

c) Directs the said Corporation that in the schedule of modifications appended to the aforesaid modification sanctioning the said Regulations after the last entry, the above (a) shall be added.

By order and in the name of the Governor of Maharashtra;

(Rajendra Habde)
Under Secretary to Government

SCHEDULE

Accompaniment in Government in Urban development departments Notification No. TPB 4308/507/CR-76/2008/UD-11dated 12th August, 2009.

Modification No.1:

Table No.15 Offstreet Parking Spaces:

		Existing provision	Sanctioned modification
Sr. No.	Occupancy	Parking Space required as per D.C. Regulation.	Parking Space required as per D.C. Regulation.
1	2	3	4
1	(i) Residential	(A) In Malabar Hill, Cumballa hill, Fort and Colaba areas in South Mumbai, Pali Hill, Bandra, Juhu Vile Parle Development Scheme, Sassoon Dock and Jagmohandas Marg, (Nepean Sea Road).	(A) In Malabar Hill, Cumballa hill, Fort and Colaba areas in South Mumbai, Pali Hill, Bandra, Juhu Vile Parle Development Scheme, Sassoon Dock and Jagmohandas Marg, (Nepean Sea Road)
		One parking space for every,-	One parking space for every,-
		(a) Tenement with a carpet area upto 45 sq.mt.	(a) Tenement with a carpet area upto 22.5 sq.mt.
		(b) 2/3rd tenement with carpet area exceeding 45 sq.mt. but not exceeding 100 sq.mt.	(b) 2/3rd tenement with carpet area exceeding 22.5 sq.mt. but not exceeding 45 sq.mt.
		(c) 1/2 tenement with carpet area exceeding 100 sq.mt.	(c) 1/3rd tenement with carpet area exceeding 45 sq.mt. but not exceeding 100 sq.mt. (d) 1/4th tenements with carpet area exceeding 100 sq.mt.
		In addition to parking spaces specified in (a),(b) and (c) above, parking spaces for visitors shall be provided to the extent of at least 25% of the number stipulated above subject to a minimum of one.	In addition to parking spaces specified in (a),(b),(c) and (d) above, parking spaces for visitors shall be provided to the extent of at least 25% of the number stipulated above subject to a minimum of one.

	Regulation 33(5), 33(6), 33(7), 33(9), 33(10) & 33(14) the parking shall be as follows: One parking space for every,- (a) Tenement with a carpet area upto 45 sq.mt. (b) 2/3rd. tenement with carpet area exceeding 45 sq.mt. but not exceeding 100 sq.mt. (c) ½ tenement with carpet area exceeding 100 sq.mt. In addition to parking spaces specified in (a),(b), and (c) above, parking spaces for visitors shall be provided to the extent of at least 25% of the number stipulated above subject to a minimum of one.
(B) In the rest of the Island City areas, Suburbs and Extended Suburbs.	(B) In the rest of the Island City areas, Suburbs and Extended Suburbs
One parking space for every,-	One parking space for every,-
(a) 4 tenements having carpet area above 35 sq.mt. each. (b) 2 tenements with carpet area exceeding 45 sq.mt. but not exceeding 70 sq.mt. each. (c) 1 tenement with carpet area exceeding 70 sq.mt.	(a) 4 tenements having carpet area upto 35 sq.mt. each (b) 2 tenements with carpet area exceeding 35 sq.mt. each. (c) 1 tenement with carpet area exceeding 45 sq.mt. but not exceeding 70 sq.mt. each. (d) ½ tenement with carpet area exceeding 70 sq.mt.
In addition to the parking spaces specified in (a), (b) and (c) above, parking shall	In addition to the parking spaces specified in (a), (b) (c) and (d) above, parking

	be provided to the extent of 10 per cent of the number stipulated above, subject to minimum of one.	for visitors shall be provided to the extent of atleast 25 per cent of the number stipulated above, subject to minimum of one. Provided that for the redevelopment under Regulation 33(5), 33(6), 33(7), 33(9), 33(10) & 33(14) the parking shall be as follows: One parking space for every.- (a) 8 tenements having carpet area upto 35 sq.mt. each. (b) 4 tenements with carpet area exceeding 35 sq.mt. each. (c) 2 tenements with carpet area exceeding 45 sq.mt. but not exceeding 70 sq.mt. each. (d) 1 tenement with carpet area exceeding 70 sq.mt. In addition to the parking spaces specified in (a), (b), (c) and (d) above, parking spaces for visitors shall be provided to the extent of atleast 25 per cent of the number stipulated above, subject to minimum of one.
(ii) For all Star Category hotels.	One parking space for every 60 sq.mt. of total floor area.	One parking space for every 60 sq.mt. of total floor area.
(iii) For lodging establishments	One parking space for every 120 sq.mt. of total floor area of a lodging establishment.	One parking space for every 120 sq.mt. of total floor area of a lodging establishment.
(iv) For Grade I, II & III hotels.	One parking space for every 120 sq.mt. of total floor area of a lodging establishment. (a) For Grade-I hotels and eating houses, one parking space for every 25 sq.mt. of area of restaurant including	One parking space for every 60 sq.mt. of total floor area of a lodging establishment. (a) For Grade-I hotels and eating houses, one parking space for every 12.5 sq.mt. of area of restaurant including

		hall, dinning room, pantry and bar.	hall, dinning room, pantry and bar.
		(b) For Grade-II and III hotels and eating houses, one parking space for every 80 sq.mt. of restaurant including hall, dinning room, pantry and bar.	(b) For Grade-II and III hotels and eating houses, one parking space for every 40 sq.mt. of restaurant including hall, dinning room, pantry and bar.
2	Educational	One parking space for 70 sq.mt. carpet area of the administrative office area and public service area.	One parking space for 35 sq.mt. carpet area of the administrative office area and public service area.
3	Assembly and assembly halls or auditorium (including those Educational uses and hostels).	(a) One parking space for 25 seats/persons. (b) Without fixed seats, one parking space for every 30 sq.mt. of floor area. (c) For canteen, bar and restaurant, additional parking required under these Regulations for other permissible users as per provisions made herein for such purposes shall be provided.	(a) One parking space for 12 seats/persons. (b) Without fixed seats, one parking space for every 15 sq.mt. of floor area. (c) For canteen, bar and restaurant, additional parking required under these Regulations for other permissible users as per provisions made herein for such purposes shall be provided.
4	Govt. or Semi Public or Private Office business buildings.	One parking space for every 75 sq.mt. of office space upto 1500 sq.mt. and for every 150 sq.mt. of additional space for areas exceeding 1500 sq.mt. in other areas.	One parking space for every 37.5 sq.mt. of office space upto 1500 sq.mt. and for every 75 sq.mt. of additional space for areas exceeding 1500 sq.mt. in other areas.
5	Mercantile (Markets, Department, stores, shops and other commercial users, I.T. Parks)	One parking space for every 80 sq.mt. of floor area upto 800 sq.mt. and one parking space for every 160 sq.mt. of space for areas exceeding 800 sq.mt. provided that no parking space need to be provided for floor area upto 100 sq.mt.	One parking space for every 40 sq.mt. of floor area upto 800 sq.mt. and one parking space for every 80 sq.mt. of space for areas exceeding 800 sq.mt. provided that no parking space need to be provided for floor area upto 50 sq.mt.
6	Industrial	One parking space for every 300 sq.mt. thereof subject to a minimum of two spaces.	One parking space for every 150 sq.mt. thereof subject to a minimum of two spaces.

7	Storage	One parking space for every 300 sq.mt. thereof to a minimum of two spaces.	One parking space for every 150 sq.mt. thereof to a minimum of two spaces.
8	Hospitals and Medical Institutions	One parking space for every 300 sq.mt. of total floor area, except that it would be one parking space for every 600 sq.mt. of the total floor area in the case of Govt. and Municipal hospitals and medical institutions. In addition, one parking space for ambulance parking measuring 10 mt. x 4 mt. for hospitals or medical institutions with bed strength of 100 or more.	One parking space for every 150 sq.mt. of total floor area, except that it would be one parking space for every 300 sq.mt. of the total floor area in the case of Govt. and Municipal hospitals and medical institutions. In addition, one parking space for ambulance parking measuring 10 mt. x 4 mt. for hospitals or medical institutions with bed strength of 100 or more.
9	Cinemas and theatres.	Parking spaces equivalent to four per cent of the total number of seats with additional parking as otherwise also required for other permissible users in conjunction with that of cinema/theatre.	Parking spaces equivalent to eight per cent of the total number of seats with additional parking as otherwise also required for other permissible users in conjunction with that of cinema/theatre.
10	Shopping (not included under mercantile occupency)	One parking space for 300 sq.mt. of total floor area in the case of shopping user with each shops upto 20 sq.mt. in area (i.e. in convenience shopping) and one parking space for 100 sq.mt. of total floor area for shops each over 20/30 sq.mt. area.	One parking space for 150 sq.mt. of total floor area in the case of shopping user with each shops upto 20 sq.mt. in area (i.e. in convenience shopping) and one parking space for 50 sq.mt. of total floor area for shops each over 20/30 sq.mt. area.
11	Stadia and clubs (included under Assembly Occupancy)	One parking space for every 200 seats plus additional parking as in these Regulations for occupancies like those of restaurants, etc. with such stadia or clubs.	One parking space for every 100 seats plus additional parking as in these Regulations for occupancies like those of restaurants, etc. with such stadia or clubs.

Modification No.2:

Following provision shall be added after Regulation No.68

Provided further that only underground parking shall be allowed below Cross Maidan subject to the above conditions.

By order and in the name of the Governor of Maharashtra,

(Rajendra Habde)
Under Secretary to Government.